

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Charleston Consortium State: WV

PJ's Total HOME Allocation Received: \$14,231,195 PJ's Size Grouping*: B

PJ Since (FY): 1994

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|---------------|------------------------------|-------------|---------|
| | | | | | Group | B | Overall |
| | | | | PJs in State: | 4 | | |
| Program Progress: | | | | | | | |
| % of Funds Committed | 85.50 % | 87.10 % | 3 | 90.66 % | 15 | | 17 |
| % of Funds Disbursed | 83.16 % | 82.44 % | 2 | 81.06 % | 54 | | 52 |
| Leveraging Ratio for Rental Activities | 0 | 1.84 | 3 | 4.62 | 0 | | 0 |
| % of Completed Rental Disbursements to All Rental Commitments*** | 96.01 % | 47.17 % | 3 | 81.27 % | 61 | | 51 |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 53.97 % | 41.58 % | 3 | 68.23 % | 20 | | 23 |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 27.86 % | 51.89 % | 4 | 79.86 % | 2 | | 2 |
| % of 0-30% AMI Renters to All Renters*** | 20.00 % | 30.50 % | 2 | 44.82 % | 8 | | 12 |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 82.14 % | 87.42 % | 3 | 94.65 % | 6 | | 8 |
| Overall Ranking: | | | | In State: | 4 / 4 | Nationally: | 6 / 9 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$8,429 | \$12,305 | | \$25,419 | 140 | Units | 29.70 % |
| Homebuyer Unit | \$26,154 | \$16,073 | | \$14,530 | 325 | Units | 69.00 % |
| Homeowner-Rehab Unit | \$7,317 | \$24,882 | | \$20,251 | 6 | Units | 1.30 % |
| TBRA Unit | \$0 | \$313 | | \$3,156 | 0 | Units | 0.00 % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston Consortium WV

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| PJ: | \$6,277 | \$74,509 | \$7,317 |
| State:* | \$45,230 | \$65,415 | \$33,774 |
| National:** | \$89,640 | \$72,481 | \$22,984 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.97

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| White: | 48.7 | 72.8 | 50.0 | 0.0 |
| Black/African American: | 49.6 | 25.3 | 50.0 | 0.0 |
| Asian: | 0.9 | 0.9 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.3 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.9 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.0 | 0.3 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|---|---|---|---|
| Hispanic | 0.0 | 0.3 | 0.0 | 0.0 |
|----------|---|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 67.8 | 38.9 | 83.3 | 0.0 |
| 2 Persons: | 20.0 | 22.2 | 0.0 | 0.0 |
| 3 Persons: | 8.7 | 21.0 | 16.7 | 0.0 |
| 4 Persons: | 1.7 | 13.6 | 0.0 | 0.0 |
| 5 Persons: | 0.0 | 3.1 | 0.0 | 0.0 |
| 6 Persons: | 1.7 | 1.2 | 0.0 | 0.0 |
| 7 Persons: | 0.0 | 0.0 | 0.0 | 0.0 |
| 8 or more Persons: | 0.0 | 0.0 | 0.0 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 40.0 | 42.0 | 16.7 | 0.0 |
| Elderly: | 32.2 | 3.7 | 0.0 | 0.0 |
| Related/Single Parent: | 27.0 | 28.7 | 66.7 | 0.0 |
| Related/Two Parent: | 0.0 | 21.6 | 0.0 | 0.0 |
| Other: | 0.9 | 4.0 | 16.7 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 95.7 | 0.0 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 4.3 | |
| No Assistance: | 0.0 | |

of Section 504 Compliant Units / Completed Units Since 2001 134

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston Consortium

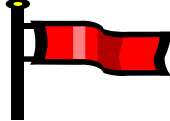
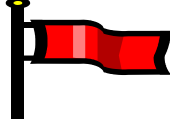
State: WV

Group Rank: 6
(Percentile)

State Rank: 4 / 4 PJs

Overall Rank: 9
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|---|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.60% | 96.01 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.54% | 53.97 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 27.86 |  |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.20% | 82.14 |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.500 | 2.28 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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